

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of June 21, 2001 to August 15, 2001

Date: August 30, 2001

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

Executive Summary:

The University of Northern Iowa requests approval of the following amendments to architect/engineer agreements:

Amendment #1 (\$131,600) to the engineering agreement with ZBA for the **Steam Distribution System Replacement—Phase 1** project for design and construction administration services for additional project components and increased reimbursable expenses;

Amendment #3 (\$25,000) to the architectural agreement with BWBR Architects for the **McCollum Science Hall Addition** project for additional design services to enhance the integration of the tunnel connection with the building addition and the existing greenhouse; and

Amendment #3 (\$2,550) to the architectural agreement with Rietz Consultants for the **Redeker Dining Center Improvements** project for design modifications to a corridor and south plaza.

Background and Analysis:

Steam Distribution System Replacement—Phase 1

Source of Funds: Capital Appropriations

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement		Nov. 2000	Approved
(ZBA, Iowa City, IA)	\$ 691,400	Jan. 2001	Approved
Project Description and Total Budget	12,700,000	June 2001	Approved
Engineering Amendment #1	131,600	Sept. 2001	Requested

This is the first phase of a project to install a reliable steam distribution system between the Power Plant and central campus, and between some campus buildings and the existing campus steam distribution system. The existing direct buried steam distribution and condensate piping systems in these areas have outlived their useful lives. The Phase 1 project will install approximately 3,100 feet of main tunnel to connect the Power Plant to Central Campus, and approximately 1,000 feet of branch tunnel to connect campus facilities and provide redundant steam service.

Amendment #1 in the amount of \$131,600 to the agreement with ZBA would provide compensation for design services for:

- 1,100 gross square foot addition to the Physical Plant building to accommodate access to the steam tunnel (\$44,000);
- steam tunnel from the existing system to the Gallagher-Bluedorn Performing Arts Center (\$61,000); and
- shallow trench to accommodate a small tunnel from the Strayer-Wood Theatre to the Communication Arts Center (\$23,000).

The amendment would also provide an additional \$3,600 for reimbursable expenses for the printing and mailing of bid documents.

The University believes the above-referenced components of the project, which would install an additional 1,100 feet of branch tunnel, can be completed within the Phase 1 project budget, subject to the receipt of favorable bids. If the work cannot be awarded as part of the Phase 1 construction contract, it would be re-packaged and re-bid in a future phase of the project.

McCollum Science Hall Addition

Source of Funds: Capital Appropriations

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Architectural Agreement			
(BWBR Architects, St. Paul, MN)	\$ 1,290,000	July 2000	Approved
Program Statement		Oct. 2000	Approved
Schematic Design		Dec. 2000	Deferred
Project Description and Total Budget	16,900,000	Dec. 2000	Deferred
Revised Schematic Design		Feb. 2001	Approved
Project Description and Total Budget	16,900,000	Feb. 2001	Approved
Architectural Amendment #1	20,000	March 2001	Not Required*
Architectural Amendment #2	98,800	July 2001	Approved
Architectural Amendment #3	25,000	Sept. 2001	Requested

* Approved by University in accordance with Board procedures.

This project would construct an addition to McCollum Science Hall to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology.

Amendment #3 in the amount of \$25,000 to the agreement with BWBR Architects would provide compensation for design services for:

- Finishing more shell space within the building addition; and
- Constructing an additional entrance to the tunnel connection at the greenhouse.

The University plans to bid these components as alternates to the general construction contract; the work would be completed subject to the receipt of favorable bids.

Redeker Dining Center Improvements

Source of Funds: Dormitory Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 1998	Approved
Architect/Engineer Agreement (Rietz Consultants)	\$ 735,000	Sept. 1999	Approved
Program Statement		Dec. 1999	Approved
Schematic Design		Feb. 2000	Approved
Project Description and Total Budget	10,735,000	Feb. 2000	Approved
Architectural Amendment #1	46,333	Feb. 2000	Approved
Architectural Amendment #2	3,346	June 2001	Not Required*
Construction Contract Award (Cardinal Construction Company)	8,316,999	Sept. 2000	Ratified
Architectural Amendment #3	2,550	Sept. 2001	Requested

* Approved by University in accordance with Board procedures.

This project has renovated the kitchen, food service and seating areas of the Redeker Dining Center, the University's oldest and largest dining facility, to accommodate current and future food service needs. The project has also provided a number of other functional improvements to the building.

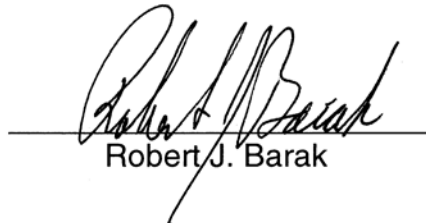
Amendment #3 in the amount of \$2,550 to the agreement with Rietz Consultants would provide compensation for additional design services for modifications to a building corridor and the south entrance plaza.

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Included in the University's capital register for Board ratification are two project descriptions and budgets under \$250,000, request to proceed with roofing modifications to the UNI-Dome, and one architectural amendment. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.


Sheila Lodge

Approved: _____


Robert J. Barak